

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the **Loudoun County Public Schools Administration Building, 21000 Education Court, Ashburn, VA**, on **WEDNESDAY, FEBRUARY 23, 2011**, at **6:00 p.m.** to consider the following.

Pursuant to Virginia Code Section 15.2-2214, Meetings, on May 26, 2010, the Planning Commission adopted a Resolution to amend its By-Laws regarding public hearings to provide, in part, as follows: In the event a meeting is cancelled due to inclement weather, the meeting or public hearing will be moved to the following Wednesday.

(If this public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.)

ZOAM 2010-0004

AMENDMENTS TO ARTICLES II, IV, V, AND VIII OF THE LOUDOUN COUNTY ZONING ORDINANCE FOR THE PURPOSE OF REQUIRING A SPECIAL EXCEPTION PERMIT FOR LARGE RETAIL ESTABLISHMENTS

(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and Resolution Of Intent to Amend adopted by the Board of Supervisors on September 1, 2009, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”) in order to require retail sales establishments exceeding 75,000 square feet in gross floor area in certain zoning districts to obtain special exception approval. Such proposed amendments would: 1) amend the permitted and special exception uses lists in Sections 2-903, 2-904, 4-203(B), 4-203(C), 4-203(D), 4-204(B), 4-204(C), 4-204(D), 4-803, 4-804, 4-1003, 4-1004, 4-1104, 4-1105, 4-1353, and 4-1354, for the RC (Rural Commercial), PD-CC (Planned Development-Commercial Center), PD-TC (Planned Development-Town Center), PD-TREC (Planned Development-Transit Related Employment Center), PD-TRC (Planned Development-Transit Related Center), and PD-MUB (Planned Development-Mixed Use Business) zoning districts to establish that certain Construction retail establishments and Retail sales establishments, including, without limitation, Food stores, and Pharmacies, that exceed 75,000 square feet in gross floor area shall be permitted only by Special Exception; 2) establish new Additional Regulations Section 5-661, to establish new locational and site development criteria, and new exterior lighting, noise, landscaping/buffering/screening, and parking standards for such Special Exception uses; 3) amend Article 8, *Definitions*, to revise the definitions of “Retail Sales Establishment”, “Food store”, and “Retail, Construction Establishment”, and other definitions, and add new definitions for “Retail sales establishment (large)” and “Retail, construction establishment (large)”; and 4) amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

Full and complete copies of the above-referenced proposed amendments to the Zoning Ordinance and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the

hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning at 703-777-0246.

ZOAM 2010-0003
PROPOSED ZONING ORDINANCE AMENDMENT
TO ADOPT RURAL HISTORIC DISTRICT GUIDELINES AS AN ADDENDUM
TO THE EXISTING WATERFORD HISTORIC DISTRICT GUIDELINES
(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on July 20, 2010, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), in order to update the Loudoun County Historic District Guidelines which are an adopted and incorporated element of the Zoning Ordinance and govern all construction or proposed demolition of structures in the County designated Historic and Cultural Conservation Districts of Aldie, Bluemont, Goose Creek, Oatlands, Taylorstown, and Waterford. The proposed amendment would establish Rural Area Guidelines as an addendum to the existing Historic District Guidelines for the Waterford Historic and Cultural Conservation District that would serve as guidelines to promote the protection, maintenance, and preservation of the historic character of the agricultural land immediately surrounding the Village of Waterford, and is proposed in conjunction with ZMAP-2009-0007, *Addition of Land to the Waterford Historic and Cultural Conservation District*, which would expand the boundaries of the Waterford Historic and Cultural Conservation District to encompass portions of this adjacent agricultural land. The proposed amendment includes, without limitation, amendments to Article Four, Division B, as it pertains to the Waterford Historic and Cultural Conservation District, and such other Sections of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The proposed Rural Area Guidelines for the Waterford Historic and Cultural Conservation District include, without limitation, provisions that would:

- Establish new guidelines for Site Elements, to include, without limitation, guidelines in regard to Landforms and Features, Siting, Street Patterns, Accessory Structures and Breezeways, Walls, Fences, Tree Lines, and Hedgerows, and Driveways and Parking Areas.
- Establish new guidelines for New Construction, to include, without limitation, guidelines in regard to Compatibility and Massing.
- Establish new guidelines for Rural Economy Uses.
- Establish a Glossary with new definitions for uses and terminology used in the proposed amendments, including, without limitation, definitions for “Balustrade”, “Character Defining”, “Masonry”, “Millwork”, “Reconstruction”, “Repair-in-kind”, and “Replace-in-kind”.

The public purposes for this amendment are to achieve the purposes of zoning as set forth in Sections 15.2-2200, 15.2-2283, and 15.2-2306 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

SPEX-2010-0009
TOTAL CLEANERS, INC.
(Special Exception)

Total Cleaners, Inc. of Ashburn, Virginia, has submitted an application for a special exception to permit a dry cleaning plant in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and within the Route 28 Taxing District. This application is subject to the Revised 1993 Zoning

Ordinance and the proposed use is listed as a Special Exception use under Section 4-504(T). The area of the proposed special exception comprises an approximately 4,463 square foot existing commercial condominium and approximately 1,473 square feet of future mezzanine space, for a maximum total area of 5,936 square feet, and is located upon a parcel approximately 10.88 acres in size that is located in the northwest quadrant of the intersection of Loudoun County Parkway (Route 607) and Beaumeade Circle (Route 3037), at 44710 Cape Court, Suite 136, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described at Tax Map Number /80/E/1P1/136/ (PIN #060-10-3176-019). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan which designate this area for Business uses.

SPEX 2010-0026
WINNIE-THE-POOH PRESCHOOL
(Special Exception)

Winnie-the-Pooh Preschool of Ashburn, Virginia, has submitted an application for a special exception to permit a Child Day Care Center in the R-1 (Single Family Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-103(V), subject to the Additional Regulations set forth in Section 5-609. The subject property is approximately 9.92 acres in size and is located north of Alford Road (Route 646), east of the Beaverdam Reservoir, and on the west side of Belmont Ridge Road (Route 659), at 42507 Mount Hope Road, Ashburn, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map /78/////////13/ (PIN # 156-15-9668). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Bicycle and Pedestrian Mobility Master Plan, and the 2010 Countywide Transportation Plan, which designate this area for residential uses at densities up to 4.0 dwelling units per acre and public and civic uses, such as churches and day care centers, serving as focal points in residential neighborhoods.

SPEX 2009-0016 & CMPT 2009-0005
STEPTOE HILL TREE MONOPOLE
(Special Exception & Commission Permit)

New Cingular Wireless, LLC of Columbia, Maryland, has submitted applications for a special exception and Commission approval to permit construction of a telecommunication “stealth” monopole facility consisting of a 154-foot monopole, designed to resemble a tree, and associated equipment shelters in the AR-2 (Agricultural Rural-2) zoning district. The property is also located partially within MDOD (Mountainside Development Overlay District) and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under both Table 2-202 of Section 2-202, subject to the Additional Regulations set forth in Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101. The area of the proposed Special Exception is an approximately 11,232 square foot portion of an approximately 134 acre parcel located on the east side of Steptoe Hill Road (Route 763), on the northwestward side of Lime Kiln Road (Route 733), at 21164 Steptoe Hill Road, Middleburg, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /74/////////3/ (PIN# 427-36-5337). The area is governed by the policies of the Revised General Plan, (Rural Policy Area) and the Strategic Land Use Plan for Telecommunication Facilities (Telecommunication Plan) which designate this area for Residential uses.

ZRTD 2010-0002 & SPEX 2010-0022
CIT GUILFORD DRIVE

(Rezoning in Route 28 Tax District & Special Exception)

CIT Guilford Drive LLC of Scottsdale, Arizona has submitted an application to rezone approximately 3.46 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance and 10.21 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance, to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The subject property is located within the Route 28 Taxing District, and within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The Applicant has also submitted an application for a special exception to permit office, administrative, business, or professional uses (data center), which do not meet the criteria contained in Section 4-503(G), and to permit an increase in the maximum Floor Area Ratio (FAR) from 0.40 to 0.60 in the PD-IP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed office use and increase in maximum FAR are permitted by Special Exception under Sections 4-504(A) and 4-506(C), respectively. The subject property is approximately 13.69 acres in size and is located on the west side of Guilford Drive and the north side of Beaumeade Circle (Route 3037), at 44645 and 44633 Guilford Drive and 21641 Beaumeade Circle, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Numbers /80///7////18/ (PIN# 060-29-2809), /80///7////19/ (PIN# 060-29-0632), and /80///7////9/ (PIN# 060-19-3174). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan, which designate this area for Business and Light Industrial uses and recommend a FAR of up to 0.4.

SPEX 2010-0017
LOUDOUN COUNTY TRANSIT
(Special Exception)

The Board of Supervisors, acting through the Office of Construction and Waste Management, has submitted an application for a special exception to permit an access road and stormwater management pond for local governmental purposes in the JLMA-20 (Joint Land Management Area-20) zoning district. The proposed access road and stormwater management pond would serve an adjacent future transit maintenance and operations facility permitted by SPEX-1986-0014, *Loudoun County Government Support Center*. The property is also located partially within the AI (Airport Impact) Overlay District, between the Ldn 60-65 and outside of but within one (1) mile of the Ldn 60 aircraft noise contours for the Leesburg Executive Airport, partially within the QN (Quarry Notification) Overlay District-Luck Quarry Note Area, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1303 of Section 2-1303 (E). The area of the proposed Special Exception is an approximately 17 acre portion of an approximately 670 acre parcel that is known as Philip A. Bolen Memorial Park and that is located on the east side of Sycolin Road (Route 625), on the north side of Cochran Mill Road (Route 653), and on the south side of the Town of Leesburg, in the Catocin Election District. The parcel contains several existing County government buildings that are located at various addresses along several streets, including 16450, 16480, 16501, and 19520 Meadowview Court; 16550, 16595, and 16600 Courage Court; and 41904, 41975, 42000, 42010, 42020, and 42035 Loudoun Center Place, Leesburg, Virginia. The property is more particularly described as Tax Map Number /60////////12/ (PIN# 191-16-9866). The area is governed by the policies of the Revised General Plan which designates this area for a County Public Facility Site, the Toll Road Plan, the

Bicycle and Pedestrian Mobility Master Plan, and the Leesburg Town Plan which designates this area for commercial and employment uses.

COUNTY OF LOUDOUN, VIRGINIA
PROPOSED CAPITAL NEEDS ASSESSMENT
FY 2017 – FY 2026

The Planning Commission, in accordance with the Loudoun County General Plan (revised July 23, 2001, as amended) (Revised General Plan), will review and consider the capital projects contained within the FY 2017-FY 2026 Proposed Capital Needs Assessment (CNA). The CNA is a planning document that attempts to project the type and number of capital facilities that will be needed to serve the public within the County of Loudoun for the designated ten year period based upon the County's service plans and the *Twenty-Year Growth Scenarios and Assumptions* developed by the Board of Supervisors' appointed Fiscal Impact Technical Review Committee.

This document is prepared and published for information and planning purposes only. Inclusion of any item or items in the proposed CNA does not constitute any obligation or commitment on the part of the County to appropriate funds for that item or purpose. There is no allocation or designation of funds by the County for any purpose until there has been an appropriation for that purpose by the Board of Supervisors.

After this public hearing, the Planning Commission will assess the geographic appropriateness of the proposed CNA projects, evaluate its compatibility with the Revised General Plan, and consider endorsing it as an implementation mechanism of the Revised General Plan.

Full and complete copies of the FY 2017-FY 2026 Proposed Capital Needs Assessment may be examined at the Department of Construction and Waste Management, 211 Gibson Street, N.W., Suite 123, Leesburg, Virginia, Monday through Friday, between 9:00 a.m. and 4:30 p.m. Specific questions should be directed to Daniel Csizmar, Capital Facilities Planner at (703) 771-5997.

SPEX 2010-0016
LOUDOUN COUNTY PUBLIC SCHOOLS (ES-16)
MOOREFIELD STATION ELEMENTARY
(Special Exception)

The School Board of Loudoun County, Virginia has submitted an application for a special exception to permit a two-story elementary school, containing up to 105,000 square feet plus associated recreational and other facilities, in the PD-TRC (Planned Development-Transit Related Center) zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-1105(C)(1). The area of the proposed special exception is an approximately 19.4 acre portion of an 81 acre parcel and is located south of Croson Lane (Route 645), on the north side of Clarendon Square, and on the west side of Old Ryan Road (Route 772) in the Dulles Election District. The property is more particularly described as Tax Map Number /92/C25/////4/ (PIN# 120-17-0779). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Toll Road Plan, which designate this area for business uses, specifically transit oriented development.

SPEX 2008-0030 & CMPT 2008-0008 **T-MOBILE STERLING**

(Special Exception and Commission Permit)

T-Mobile Northeast, LLC, of Beltsville, Maryland, has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of an 80-foot “stealth” design monopole to be located inside a bell tower concealment enclosure and associated equipment shelters in the CR-1 (Countryside Residential-1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under both Section 2-504(MM), subject to the Additional Regulations set forth in Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests the following modifications: 1) Section 5-1405, *Buffer Yards and Screening, General Provisions*, and Table 5-1414(A) of Section 5-1414(A), *the Buffer Yard and Screening Matrix*, in order to eliminate the entire required Type 4 Front Buffer Yard and a portion of the Type 4 East Side Buffer Yard because they would be located within an existing abutting parking lot; 2) Section 5-1407(A), *Buffer Yard and Screening Requirement, Location*, in order to modify the location of required buffer yards from along the perimeter of the lot or parcel to only along the perimeter of the proposed equipment compound; and 3) Sections 5-1413(B)(3) and 5-1413(B)(4), *Interior Parking Lot Landscaping*, in order to reduce the minimum 6-foot width of, and eliminate the required canopy tree for, a certain landscape island to accommodate for relocated parking spaces. The subject property is approximately 2.6 acres in size and is located on the southwest quadrant of the intersection of Jefferson Drive (Route 839), Sugarland Run Drive (Route 1701), and Potomac View Road (Route 637), at 46611 Jefferson Drive, Sterling, Virginia, in the Potomac Election District. The subject property is more particularly described as Tax Map Number /81/E/1////17/ (PIN# 019-30-9383) and Tax Map Number /81/E/1////18/ (PIN# 012-35-1587). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Potomac Community)) and the Strategic Land Use Plan for Telecommunication Facilities (Telecommunication Plan), which designate this area for Residential uses.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing

and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

J. Kevin Ruedisueli, Chairman